

ADMINISTRATIVE VARIANCE REPORT & DECISION

ADMINISTRATIVE CRITICAL AREAS EXEMPTION EVALUATION & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

ERC MEETING DATE: March 9, 2015

Project Name: Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Tree Variance

Project Number: LUA15-000016, CAE, V-A

Project Manager: Clark H. Close, Associate Planner

Owner/Applicant: Greenleaf-LaRosa, LLC / Attn: Aron Golden / 846 108th Ave NE, Suite 200
Bellevue, WA 98004

Contact: Evan Mann, ESM Consulting / 33400 8th Ave S, Suite 205 / Federal Way, WA 98003

Project Location: 18647 & 18655 108th Ave SE (Parcel Nos. 322305-9123, -9148, -9273, -9344, and 662340-0054)

Project Summary: The applicant is requesting an administrative tree Variance and administrative Critical Areas Exemption to allow the removal of 15 trees within a Category 3 wetland and its buffer and allow the temporary construction impacts related to the development of a storm pond and outlet pipe within two separate Category 3 wetlands in connection with the development of the 34-lot subdivision. The Panther Lake Preliminary Plat (LUA14-000190) was 7.92-acre site approved for 34 lots on July 25, 2014 with 22 conditions of approval. The project has since been renamed Greenleaf.

Exist. Bldg. Area SF:	None	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A

Site Area:	345,011 Square Feet (SF) (7.92 Acres)	Total Building Area GSF:	N/A
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Project Location Map

B. PART ONE: PROJECT DESCRIPTION / BACKGROUND

In conjunction with the Greenleaf (Formerly Panther Lake, LUA14-000190) project (*Exhibit 4*), the applicant is requesting a tree Variance and an administrative Critical Areas Exemption to allow the removal of 15 trees, to fill a small, slope type Category 3 wetland (Wetland E) and its buffer, and to allow the development of a storm pond and outlet pipe within two separate Category 3 wetlands in connection with the development of the 34-lot subdivision. The project is moving forward with site development and construction of Lots 1 through 31 with the remaining lots 32 through 34 contingent upon the approval of the critical areas variance and the critical area exemption.

The Panther Lake Preliminary Plat (LUA14-000190) was approved on July 25, 2014 with 22 conditions of approval and has since been renamed Greenleaf. These two (2) applications are being submitted in order to satisfy conditions 9 and 11 of the Hearing Examiner's decision:

9. *The applicant shall be required to either obtain a variance for the tree removal and resubmit the City of Renton Tree Retention Worksheet or redesign the plat to retain the trees located in Wetland E and its buffer. The updated tree retention plan and worksheet along with an approved variance shall be obtained prior to the issuance of a construction permit.*
11. *The applicant shall obtain approval for a Critical Area Exemption (also a Tier I permit) for all activities that will intrude into a critical area or required buffer according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.*

The applicant is requesting a Variance from RMC 4-4-130D.3 *Restrictions for Critical Areas – General* to allow for the removal of 15 trees in Wetland E and its associated buffers. By way of background, the applicant applied for a Preliminary Plat for a 7.92-acre site located within the Residential-8 dwelling units per net acre zoning classification. The plat site consisted of five (5) parcels: 322305-9123, -9148, -9273, -9344, and 662340-0054. The site is located at 18647 & 18655 108th Ave SE. In addition to the 34 lots, five (5) tracts were proposed for sensitive areas, storm drainage, and recreational areas. Access to the site is from 108th Ave SE. The subject site contains five Category 3 wetlands (Wetlands A-E), sensitive slopes alongside the western boundary of the property, a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off-site with a buffer extending onto the subject site. The applications are proposing impacts to Panther Creek Buffer, Wetland B, Wetland C, Wetland E and their respective buffers. Wetland E, a 996 SF wetland in the northwestern corner of the property, and its buffer are proposed to be cleared of 15 trees and filled in order to complete three (3) remaining lots (Lots 32-34). The applicant made application with the Seattle District U.S. Army Corps of Engineers in order to fill Wetland E. Wetland A is a 7,744 SF wetland located near the west property line, generally north of center. Wetland B measures 1,198 SF and Wetland C is 274 SF; both are located in the southwestern corner of the property. The applicant is proposing the installation of a stormwater detention pond and a stormwater discharge pipe and outfall structure which will impact Wetland B, Wetland C, and Panther Creek Buffer. Disturbance from the outfall structure measures roughly 10 feet wide by 140 long, extending west from the stormwater pond, through the 100-foot Panther Creek buffer and down the slope toward the ordinary high water mark of Panther Creek.

Pursuant to RMC 4-3-050C, tree removal is not an exempt activity in wetlands and/or their buffers; however, pursuant to RMC 4-3-050M.2.a, a proposed action on property involving regulated wetlands can be approved if the project takes affirmative and appropriate measures to minimize and compensate for unavoidable impacts and that the proposed activity results in no net loss of regulated wetland area, value, or function in the drainage basin where the wetland is located. Pursuant to the previous Preliminary Plat approval and SEPA environmental review, mitigation has been identified for all impacts proposed to the wetland and as such mitigation has been approved subject to conditions (*Exhibits 8 & 9*). The applicant is still required to gain Final Plat approval for the proposed development.

C. EXHIBITS:

The following exhibits were entered into the record:

- Exhibit 1: Staff Report
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Topography Map
- Exhibit 4: Greenleaf Subdivision – Plat Plan
- Exhibit 5: Grading & T.E.S.C. Plan
- Exhibit 6: Utility Plan
- Exhibit 7: Greenleaf (Formerly Panther Lake) Environmental Checklist prepared by ESM Consulting Engineers, LLC, dated July 30, 2014
- Exhibit 8: Environmental (SEPA) Determination of Nonsignificance – Mitigated (DNS-M)
- Exhibit 9: SEPA Mitigation Measures
- Exhibit 10: Greenleaf Wetland Mitigation Plan (Sheets 1 through 3) prepared by Wetland Resources, Inc., dated January 29, 2014; revised August 12, 2014
- Exhibit 11: Greenleaf (Formerly Panther Lake) Landscaping and Tree Retention Plan (L-1)
- Exhibit 12: Critical Area Report & Supplemental Stream Study prepared by Sewall Wetland Consulting, Inc., dated January 28, 2014
- Exhibit 13: Addendum to Critical Area Report & Supplemental Stream Study, dated May 15, 2014
- Exhibit 14: Wetland Fill Permit from Department of the Army Seattle District, Corps of Engineers (Reference: NWS-2014-943), dated February 13, 2015
- Exhibit 15: Muckleshoot Indian Tribe Comments and Staff response Email to Walter, dated February 18, 2015
- Exhibit 16: Public Comment Letter and Staff response letter to Collins, dated February 16, 2015
- Exhibit 17: Public Comment Letter and Staff response letter to Huso, dated February 16, 2015
- Exhibit 18: Staff response letter to Tasani, dated February 16, 2015
- Exhibit 19: Advisory Notes to Applicant

D. FINDINGS:

Having reviewed the written record in the matter, the City now makes and enters the following:

1. **Request:** The applicant is requesting a Variance from Tree Retention and Land Clearing Regulations (RMC 4-4-130D.3 *Restrictions for Critical Areas – General*) in order to allow for the removal of trees in Wetland E and its associated buffer. The applicant is also requesting a Critical Area Exemption to allow the temporary construction impacts related to the development of a storm pond and an outlet pipe in the southwest corner of the property.
2. **Administrative Variance and Critical Areas Exemption:** The applicant's administrative Variance and administrative Critical Areas Exemption submittal materials comply with the requirements necessary to process a variance request and Critical Areas Exemption request. The applicant's Environmental Checklist, tree retention site plan, grading plan, utility plan, and wetland mitigation plan are provided as exhibits to this report.

3. **Existing Land Use:** The project area is located within the Residential Single Family (RS) land use designation. The RS designation is intended for use as quality residential detached development organized into neighborhoods at urban densities. The subject parcel is surrounded on the north by single family residential (R-8 zone), on the east by Residential Medium Density, Morgan Court Condominiums and single family (R-14 zone), on the south by Single Family Residential (R-8 zone), and on the west by Single Family Residential (R-8 zone).
4. **Zoning:** The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification which is established to implement the Single Family Land Use Comprehensive Plan designation. Development in the R-8 zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community.
5. **Topography:** The overall site slopes from east to west with elevation changes from 490 feet to 420 feet across the entire project site. The very western edge of the property drops significantly down to Panther Creek (*Exhibit 3*). The steepest slope on the developable portion of the property is approximately 15%. Slopes exceed 20% alongside the western boundary of the property.
6. **Lots and Building Size:** The lot area is 7.92 acres in size. The 34-lot subdivision would have lot sizes that range from 4,500 SF to roughly 6,447 SF with an average lot size of roughly 5,290 SF.
7. **Tree Removal:** There are 190 significant trees on the site. After street and critical area deductions, and the minimum requirement to retain 30%, the applicant is required to retain 44 trees. The applicant is proposing to maintain 24 trees, and a minimum of 120 new trees will be provided at 2" DBH to achieve the 240 required replacement inches; this complies with Renton Municipal Code. The applicant is requesting to remove 15 additional trees within the existing Wetland E and its associated buffer.
8. **Muckleshoot Indian Tribe Comments:** Staff has received comments from Karen Walter from the Muckleshoot Indian Tribe desiring more information about the proposed impacts based on the recently submitted administrative Variance and the administrative Critical Areas Exemption versus the project as described during the SEPA process for the plat under LUA14-000190. More information is available in *Exhibit 15*. Staff responded to the Muckleshoot Indian Tribe's comments on February 18, 2015 (*Exhibit 15*).
9. **Public Comments:** Staff received public comment with concerns over the trees cut as part of the Panther Lake Preliminary Plat and clarity of the maps (*Exhibits 16-18*). On February 16, 2015 staff responded to the comments (*Exhibits 16-18*).
10. **Nationwide Permit (NWP):** Staff received verification from NWP 29 authorizing Greenleaf to fill 0.023 of an acre and enhance 0.18 of an acre of wetlands adjacent to Panther Creek. The permit is valid until March 18, 2017, unless the NWP is modified, reissued, or revoked prior to that date. The applicant must also obtain all local, State, and other Federal permits that apply to the project. Upon completion of the work, the applicant must fill out and return the *Certificate of Compliance with Department of the Army Permit* form.

E. CONSISTENCY WITH VARIANCE CRITERIA:

Section 4-9-250B.5 "Decision Criteria" lists 4 criteria that the Planning Director is asked to consider, along with all other relevant information, in making a decision on an Administrative Variance application. These include the following:

The Planning Director shall have authority to grant an administrative variance upon making a determination, in writing, that the conditions specified below have been found to exist:

- a. That the applicant suffers practical difficulties and unnecessary hardship and the variance is necessary because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings of the subject property, and the strict application of the Zoning Code is found to

deprive subject property owner of rights and privileges enjoyed by other property owners in the vicinity and under identical zone classification;

The applicant contends that they suffer practical difficulties and unnecessary hardship due to the constraints and issues on the site. In particular, the retention of the trees located in Wetland E would eliminate the potential development in the northwest corner of the property. As established by the wetland biologist, Wetland E is of very low quality and primarily a man-made depression. Furthermore, the applicant contends that the source of water is grey water discharge from the residences. Due to its low quality, Wetland E is proposed to be filled. Part of filling the wetland includes clearing the vegetation in the wetland and buffer. The applicant has received approval from Army Corps of Engineers in order to fill Wetland E (*Exhibit 14*). Once the wetland has been filled, the 15 trees will no longer be in a wetland or wetland buffer and would be allowed to be removed in accordance with Renton Municipal Code (RMC) tree retention requirements.

Staff has reviewed the applicant's justifications and concurs with their analysis. All of the onsite wetlands were identified as "slope type" wetlands, with varying degrees of disturbance. As slope wetlands, none of these wetlands were listed to either store or attenuate any runoff or flows. Using the Washington State Department of Ecology (WADOE) wetland ratings system, these wetlands scored extremely low for water quality and hydrologic function and low for habitat function. Sewall Wetland Consulting, Inc. prepared a Critical Area Report & Supplemental Stream Study (*Exhibit 12*) and an Addendum to Critical Area Report & Supplemental Stream Study (*Exhibit 13*) indicating that Wetland E appears to be hydrological supported by various upslope drainage pipes and drains which will be cut off during the construction of the plat (i.e. a man-made artificial wetland). The report also stated that there is no indication that the wetland supports deep standing water, due to the topography and the steep slopes. The wetland was characterized as a small area where topsoil was historically removed to expose areas where surficial groundwater is present near the surface.

Furthermore, State Environmental Policy Act (SEPA) review for the subject project (City file number LUA14-000190) was previously conducted by the Environmental Review Committee (ERC) and a threshold Determination of Nonsignificance - Mitigated (DNS-M) (*Exhibit 8*) with two mitigation measures were issued on June 27, 2014 (*Exhibit 9*). Impacts to the wetland to be filled were evaluated and mitigation for the loss of water quality and hydrologic function was proposed, identifying compliance with RMC wetland regulations. Additionally, the proposed wetland fill and development of the site was approved with conditions previously by the City's Hearing Examiner for the wetland fill and creation on the subject site. As such, the applicant suffers practical difficulties and an unnecessary hardship and the variance is necessary because of special circumstances applicable to subject property.

b. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated;

The applicant contends that the granting of the variance will not be materially detrimental to the public welfare because all impacts to the wetland and buffer are being mitigated. This includes additional tree planting to replace those trees that are being removed from the wetland and buffer. The applicant states that the removal of the wetland will not be detrimental to the property or the surrounding properties because the wetland is entirely man-made and is not associated with a larger wetland pattern or adjacent Panther Creek.

Staff has reviewed the proposal and concurs that by allowing the removal of the trees from the identified wetlands and their buffers it would not be detrimental to the public welfare, as this would restrict the construction of three single-family developments lots of the subdivision or roughly 9% of the development potential of the site. Furthermore, prohibiting the removal of trees within Wetland E would dissuade the applicant from providing compensation for the proposed fill and tree removal. The applicant is proposing to enhance 7,774 square feet of Wetland A. This wetland is a disturbed wetland in an old pasture and appears to have disturbed soils from past plowing and grading. In addition, it is dominated by a mix of reed canary grass, soft rush, creeping butter cup and blackberry. The proposed mitigation plan exceeds the Department

of Ecology's Standard of 6:1 enhancement ratio for WSDOE rated Category IV Wetlands. The use of enhancement of Wetland A at a 7.8:1 ratio will improve an existing degraded low value wetland, and create an area with a forested and emergent plant community with enhanced functional value. The enhancing of Wetland A will provide a functional lift in order to create an area with a forested and emergent plant community through enhanced wildlife habitat function. The *Wetland Mitigation Plan* includes planting 93 trees (9 feet O.C. spacing) and 217 shrubs (6 feet O.C. spacing) within Wetland A (total impact area of 7,744 SF). The restoration would include the following trees and shrubs: 33-Sitka Spruce (*Picea Sitchensis*), 60-Western Redcedar (*Thuja Plicata*), 15-Vine Maple (*Acer Circinatum*), 35-Redosier Dogwood (*Cornus Sericea*), 20-Twinberry Honeysuckle (*Lonicera Involucrata*), 107-Salmonberry (*Rubus Spectabilis*), and 40-Sitka Willow (*Salix Sitchensis*). When analyzing the overall future development, there would be more trees following the development and enhancement of Wetland A, and the wetland would go from a WADOE Category IV wetland to a Category III wetland as a result of the planting plan. Staff concurs that the enhancement proposed in the wetland mitigation plan as prepared by Wetland Resources, Inc. will mitigate for the lost functions of the small low value wetland to be filled (*Exhibit 10*). Staff agrees that the proposed tree removal would not be injurious to the property or the improvements in the vicinity and the zone; as the applicant has proposed plantings that will provide habitat, slope stability mitigation, and the potential for water quality improvements for the sediment release and erosion that have occurred in and near the stream, wetland and associated buffers.

- c. **That approval shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is situated; and**

The applicant contends that approval would not constitute a granting of special privilege. The applicant feels that by providing considerable mitigation for the removal of the trees within the wetland through the enhancement of Wetland A. Furthermore, the applicant contends that with the filling and removal of the critical area the trees are no longer in a buffer or wetland and as such, should be considered regular trees or be subject to removal as part of the overall platting process.

Staff has reviewed the applicant's justifications and concurs with their analysis. The SEPA Environmental Review for the subject project (City file number LUA14-000190) evaluated impacts to the identified wetland to be filled and evaluated the proposed mitigation; which identified compliance with RMC wetland regulations; provided all conditions and mitigation measures were met; the applicant's mitigation proposal does not result in a net loss of ecological functions and values; granting of the variance would not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is situated.

- d. **That the approval is a minimum variance that will accomplish the desired purpose.**

The applicant contends that the proposed tree removal is the minimum variance that will accomplish the clearing of a wetland and buffer prior to their being filled. Furthermore, the applicant contends that in order to make the access and lot grading work all trees in the wetland and buffer will need to be removed.

Staff has reviewed the applicant's justifications and concurs with their analysis. The removal of the trees within Wetland E and its buffer and the enhancement of Wetland A is the minimum amount of trees necessary to accomplish the required mitigation necessary for the project to not result in a net loss of ecological functions and is the minimum needed to accomplish the desired purpose.

F. CRITICAL AREAS EXEMPTION JUSTIFICATION:

The applicant is requesting a Critical Areas Exemption from RMC 4-3-050C, J, L, and N to allow activities in regulated critical areas and their buffers. The Critical Area Exemption is requesting to allow the temporary construction impacts related to the development of a storm pond and an outlet pipe in the southwest corner of the property. The buffers for Wetland B and C along with some of the Panther Creek Buffer will be impacted. The installation of the stormwater detention pond will impact a portion of the prescribed wetland buffer. In

order to restore the functions of the buffer affected by this construction, restoration will occur in the impacted area totaling 1,465 square feet. This area will be restored in-kind and seeded to the recommended certified grass seed mixture or a similar mixture.

A stormwater water discharge pipe and outfall structure will be installed off-site in a portion of the prescribed buffer of Panther Creek. In order to restore the functions of the buffer affected by the installation, restoration will occur in the impacted area totaling 992 square feet. This area will be restored in-kind and planted with 28 shrubs and plantings. The following list is proposed for planting: 7-Indian Plum (*Oemleria Cerasiformis*), 7-Sword Fern (*Polystichum Munitum*), 7-Salmonberry (*Rubus Spectabilis*), and 7-Snowberry (*Symphoricarpos Albus*).

In order to mitigate for the 309 square feet of permanent buffer impact, additional buffer for Panther Creek will be designated at 1.5:1 ratio. This additional buffer will result in no net loss of functions and conforms to the mitigation standards outlined by RMC Chapter 4-3-050. The additional buffer is between Wetland B and Wetland C and encompasses an area of 473 square feet.

G. CONCLUSIONS:

1. The subject site is located at 18647 & 18655 108th Ave SE (Parcel Nos. 322305-9123, -9148, -9273, -9344, and 662340-0054).
2. State Environmental Policy Act (SEPA) review for the subject project (City file number LUA14-000190) was previously conducted by the Environmental Review Committee (ERC) and a threshold Determination of Nonsignificance - Mitigated (DNS-M) (*Exhibit 8*) with two mitigation measures were issued on June 27, 2014 (*Exhibit 9*).
3. The Panther Lake Preliminary Plat (LUA14-000190) was approved on July 25, 2014 with 22 conditions of approval and has since been renamed Greenleaf.
4. RMC 4-4-130D.3 restricts tree removal in wetlands and their buffers unless exempted by the critical areas regulations. Pursuant to RMC 4-3-050C (*Critical Areas Regulations*), tree removal is not an exempt activity in wetlands and/or their buffers. The applicant has been authorized to fill 0.023 of an acre and enhance 0.18 of an acre of wetlands adjacent to Panther Creek from the Seattle District U.S. Army Corps of Engineers and is requesting, from the City of Renton, to be allowed to remove trees upon filling the wetland and their buffers.
5. The requested variance meets the four criteria to be considered in making a decision on a variance request as specified in RMC 4-9-250B.5. The analysis of the proposal, according to variance criteria, is found in the body of the Staff Report.
6. The critical area activities will be conducted using best management practices as specified by industry standards or applicable Federal agencies or scientific principles if submitted plans are followed and the conditions of approval of this exemption are met.
7. Impacts to the critical areas will be minimized and disturbed areas will be immediately restored, if submitted plans are followed and the conditions of approval of this exemption are met.
8. No significant trees will be removed as part of temporary construction impacts related to the development of a storm pond and the placement of the outlet pipe.
9. Comments were received from the Muckleshoot Indian Tribe and parties in the vicinity of the project and those comments are contained in the record as *Exhibits 15-18*.

H. DECISION:

The Administrative Variance and Critical Areas Exemption for Greenleaf, File No. LUA15-000016, CAE, V-A, is **approved** and is subject to the following conditions:

1. The project shall comply with all the conditions identified in the Environmental Review Determination and Preliminary Plat Decision (City file LUA14-000190).
 - a. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Earth Solutions, NW (dated September 23, 2013).
 - b. Project construction shall be required to comply with the mitigation recommendations identified in the submitted Critical Area Report & Supplemental Stream Study prepared by Sewall Wetland Consulting, Inc. (dated January 28, 2014, updated May 15, 2014).
2. The development shall meet the minimum tree retention requirements of the R-8-zone, and shall provide an updated tree retention worksheet identifying compliance with the Final Plat for review and approval by the Current Planning Project Manager.
3. The applicant shall receive approval of the Wetland Mitigation Plan prepared by Wetland Resources, Inc. (dated January 29, 2014; revised August 12, 2014; *Exhibit 10*) from the Current Planning Project Manager prior to the tree removal and fill of Wetland E or any temporary construction impacts related to the development of a storm pond and an outlet pipe.
4. In order to provide an advanced level of assurance needed for installation, maintenance and monitoring of the proposed Mitigation Plans (as identified in Condition #3), the City of Renton will need a copy of the signed maintenance and monitoring contract by a qualified professional for this work. A draft (followed by a final) maintenance and monitoring contract (or contracts) shall be provided for review to the Current Planning Project Manager prior to execution of the contract. The draft contract language must ensure compliance with installation and performance standards of Wetland Resources, Inc. mitigation plan as well the maintenance and monitoring standards of the Renton Municipal Code. The scope of the contract must clearly cover the cost of plant maintenance and replacement. The language in the contract must also guarantee that the mitigation measures perform satisfactorily for a period of five (5) years (e.g. add provisions for plant replacement and weed removal referencing compliance with the survival rates). The contract must include a compliance report within 30 days of the date of the plant installation, quarterly monitoring reports for the first year, and annual reports within the second through fifth years. The draft contract must be followed up with a final signed contract once the City approves the draft version. Once the City approves the contract proposal, the applicant will need to provide a maintenance surety device (a letter of credit or irrevocable set aside letter) set at an amount totaling 125% of the cost to guarantee satisfactory performance for a minimum of five years.
5. At the conclusion of the five (5) year compliance monitoring schedule, the applicant shall provide the City's Current Planning Project Manager written verification (from a qualified wetland biologist) of completion of the planting and restoration plans.

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:**

Jennifer Henning, AICP, Planning Director
Department of Community & Economic Development

3/9/2015
Date

TRANSMITTED this 9th day of March, 2015 to the Owner/Applicant/Contact:

<i>Owner/Applicant:</i>	<i>Contact:</i>
Greenleaf-LaRosa, LLC	Evan Mann
Aron Golden	33400 8 th Ave S, Suite 205
846 108th Ave NE, Suite 200	Federal Way, WA 98003
Bellevue, WA 98004	

TRANSMITTED this 9th day of March, 2015 to the Party(ies) of Record:

Gerald & Joyce Huso	Bret Collins	Jiayi Ye
18633 109 th Ave SE	10601 SE 187 th St	18655 108 th Ave SE
Renton, WA 98055	Renton, WA 98055	Renton, WA 98055

Rudolfo Tasani
10609 SE 187th St
Renton, WA 98055

TRANSMITTED this 9th day of March, 2015 to the following:

C.E. "Chip" Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Plan Review
Fire Marshal

I. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION

The administrative land use decision will become final if the decision is not appealed within 14 days of the effective date of decision.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on March 23, 2015. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Appeals to the Examiner are governed by City of Renton Municipal Code Section 4-8-110. Additional information regarding the appeal process may be obtained from the Renton City Clerk's office, Renton City Hall – 7th Floor, (425) 430-6510. Appeals must be filed in writing, together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057.

RECONSIDERATION: Within 14 days of the effective date of decision, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

EXPIRATION: The variance(s) approval will expire two (2) years from the date of decision. A variance one (1) year extension may be requested pursuant to RMC 4-9-250B.17.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



EXHIBITS

Project Name: Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Tree Variance		Project Number: LUA15-000016, CAE, V-A	
Date of Decision 3/9/15	Staff Contact Clark H. Close	Project Contact/Applicant Evan Mann	Project Location 18647 & 18655 108th Ave SE

The following exhibits were entered into the record:

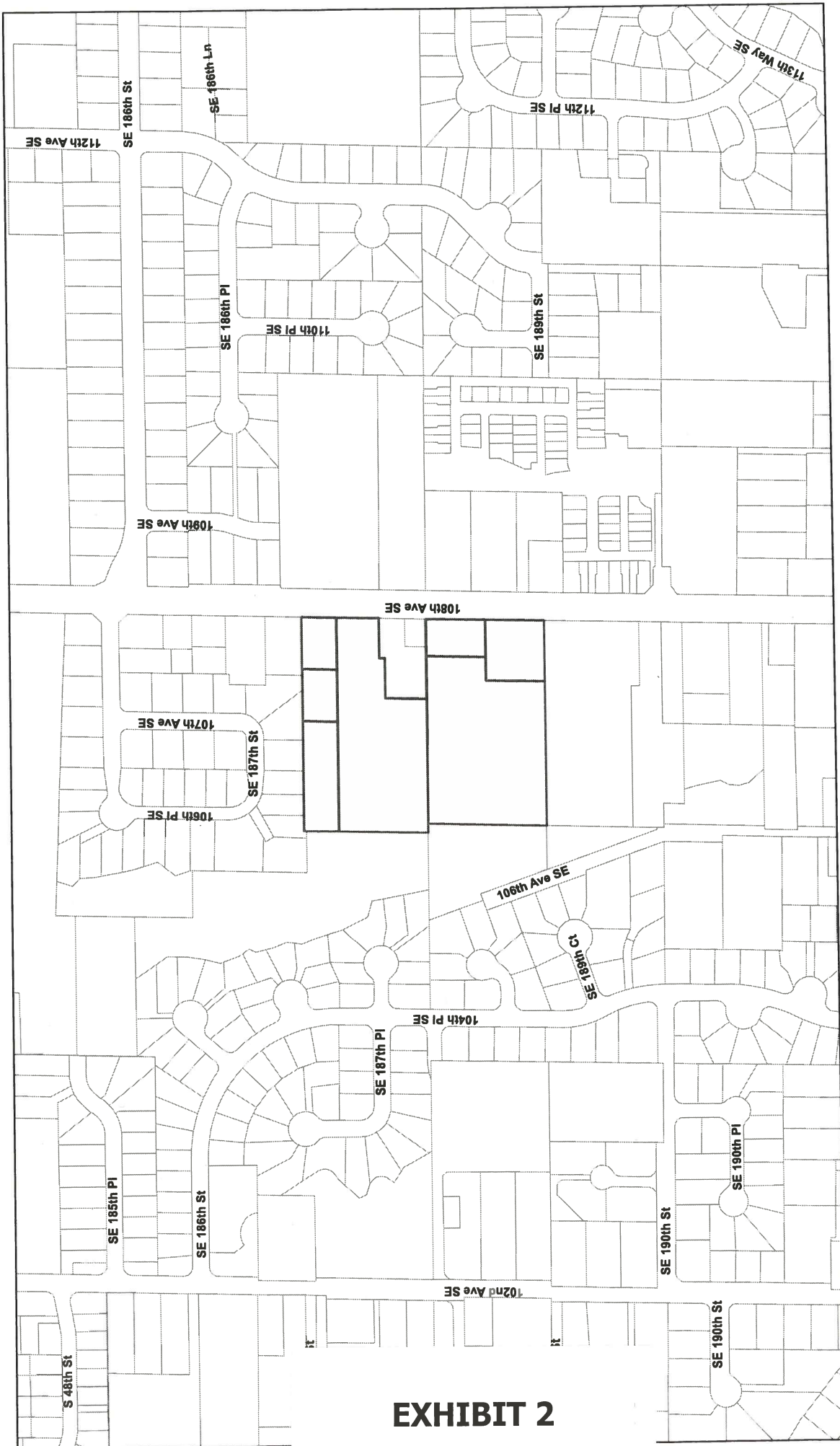
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Greenleaf Neighborhood Detail Map



EXHIBIT 2



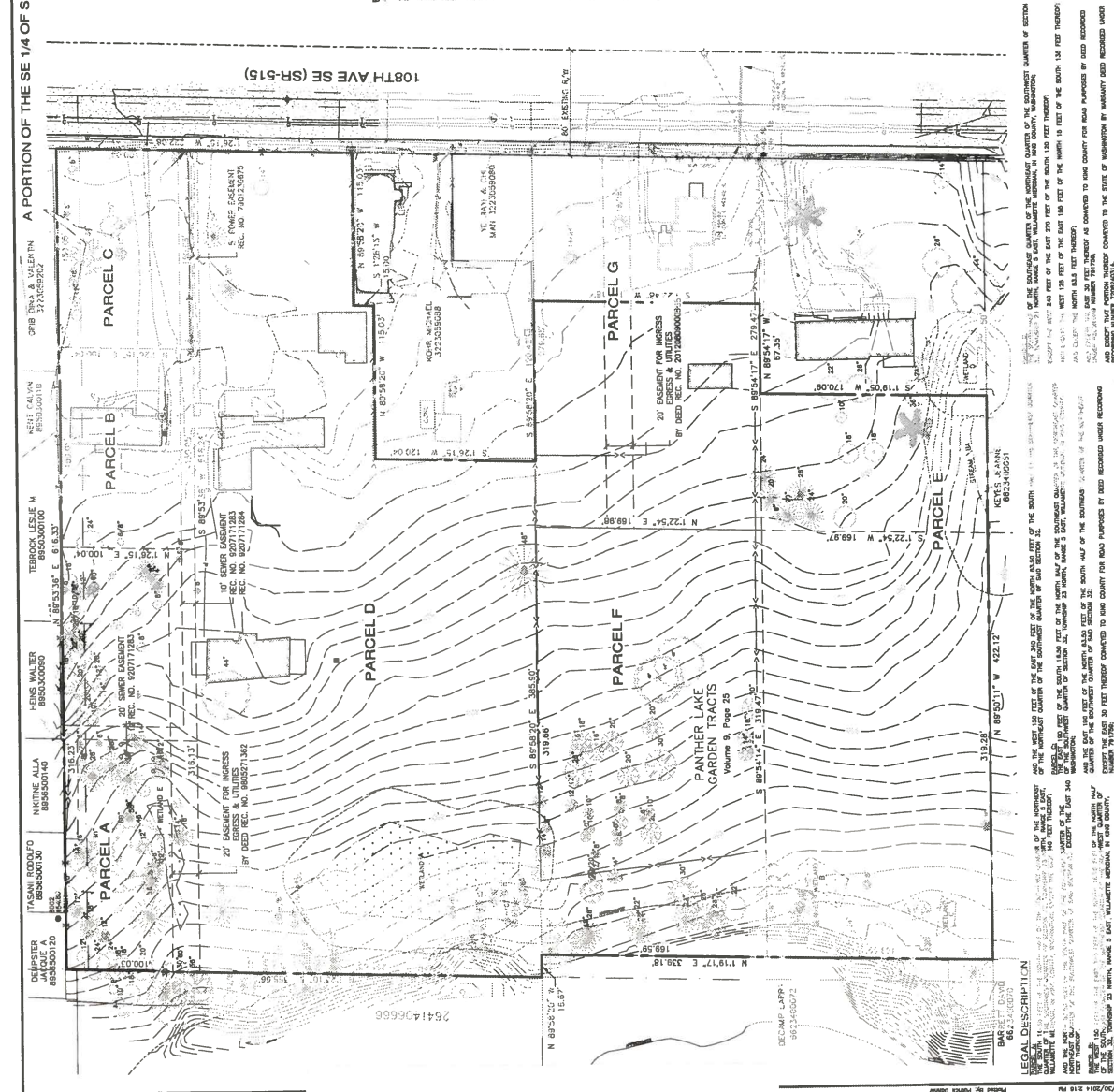


EXHIBIT 3

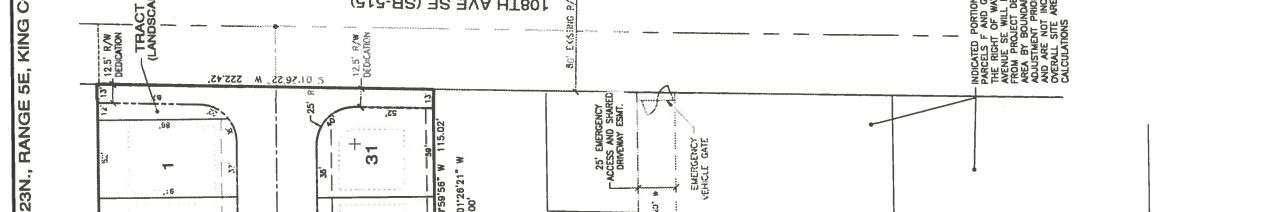


EXHIBIT 4

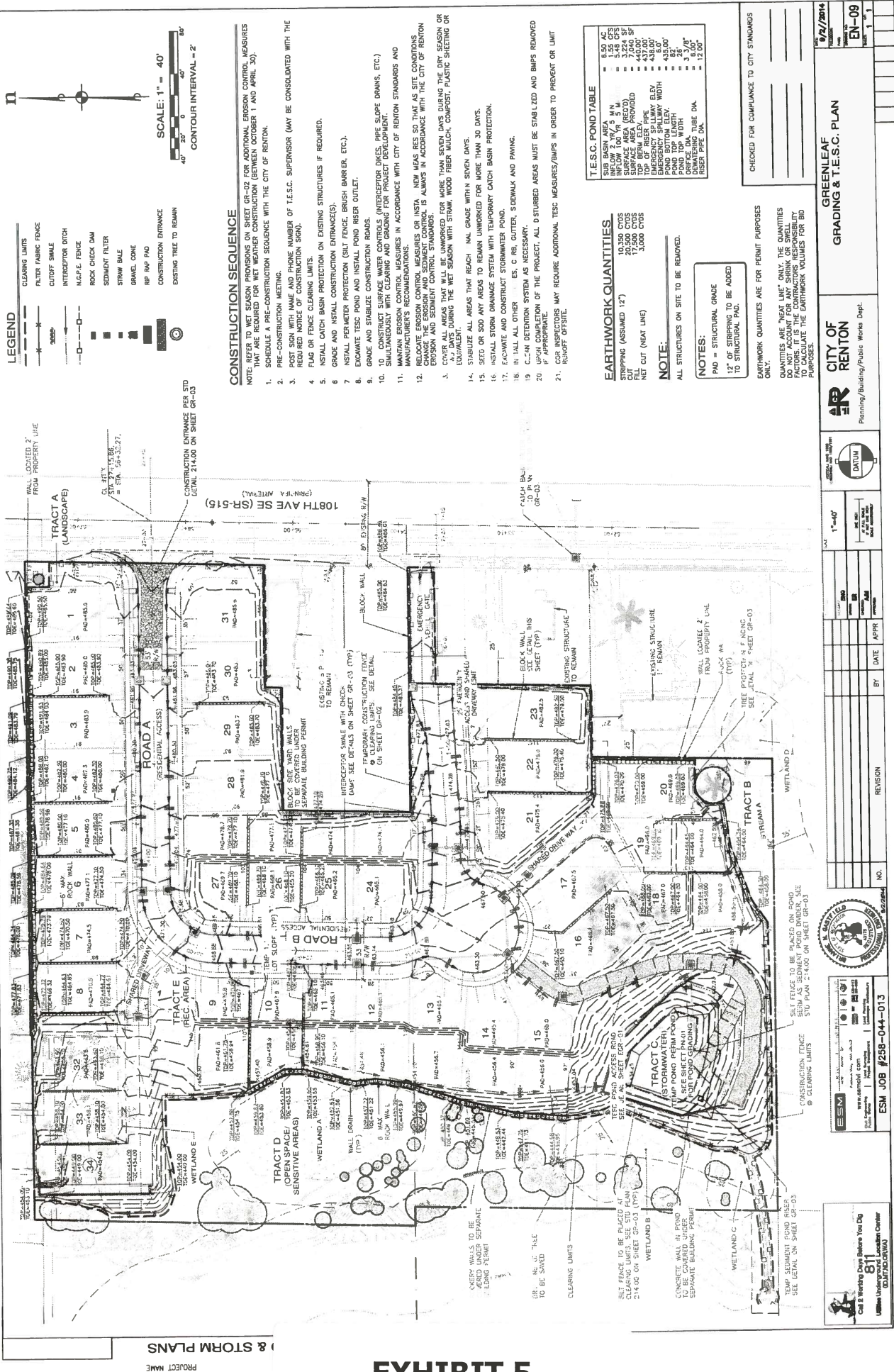


EXHIBIT 5

PROJECT NAME
& STORM PLANS

12/20/14



LEGEND

—	PROPOSED STORM DRAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED WATER MAIN

STORM NOTES:

1. SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON LOTS SHALL BE CONSIDERED AS PART OF THIS SUBDIVISION. CONSTRUCTION OF STORM DRAINAGE SHALL BE ADDRESSED IN THE DRAINAGE PLAN SUBMITTED FOR RESIDENTIAL BUILDING PERMIT DAMAGE REVIEW WHEN THE PROJECT IS SUBMITTED FOR A RESIDENTIAL BUILDING PERMIT FOR EACH LOT.
2. FLOW CONTROL BUMPS CONSTRUCTED ON THE LOTS SHALL BE OPERATED MAINTAINED AND KEPT IN GOOD REPAIR BY EACH LOT OWNER.
3. STORM DRAINAGE MAPS SHALL BE VOICED FOLLOWING THE CITY OF RENTON PERMITTING PROCESS. A) THE PROJECT DEVELOPER SHALL SUBMIT TO THE CITY THE CCTV INSPECTION VIDEOS AND WRITTEN REPORTS TO THE CITY OF RENTON. B) THE PROJECT DEVELOPER SHALL SUBMIT TO THE CITY A PROJECT STORM DRAIN LINES AND CONNECTING CATCH BASIN AND MANHOLE STRUCTURES THAT SHALL BE CONSTRUCTED TO THE CITY'S VENDING AND RECORDING SYSTEMS. THE CITY WILL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE CITY'S VENDING SYSTEMS BY STANDARD VIDEO PLAYER (I.E. MPC VIDEO AS

CHECKED FOR COMPLIANCE TO CITY STANDARDS

DATE	06/16/2014
PROJECT	GREENLEAF COMPOSITE UTILITY PLAN
UT-01	UT-01
REVISION	12 30

GREENLEAF COMPOSITE UTILITY PLAN

CITY OF RENTON
Planning/Building/Public Works Dept.



DATUM

1"=40'

DATE

BY

REVISION

NO.

DATE

BY

REVISION

NO.

DATE

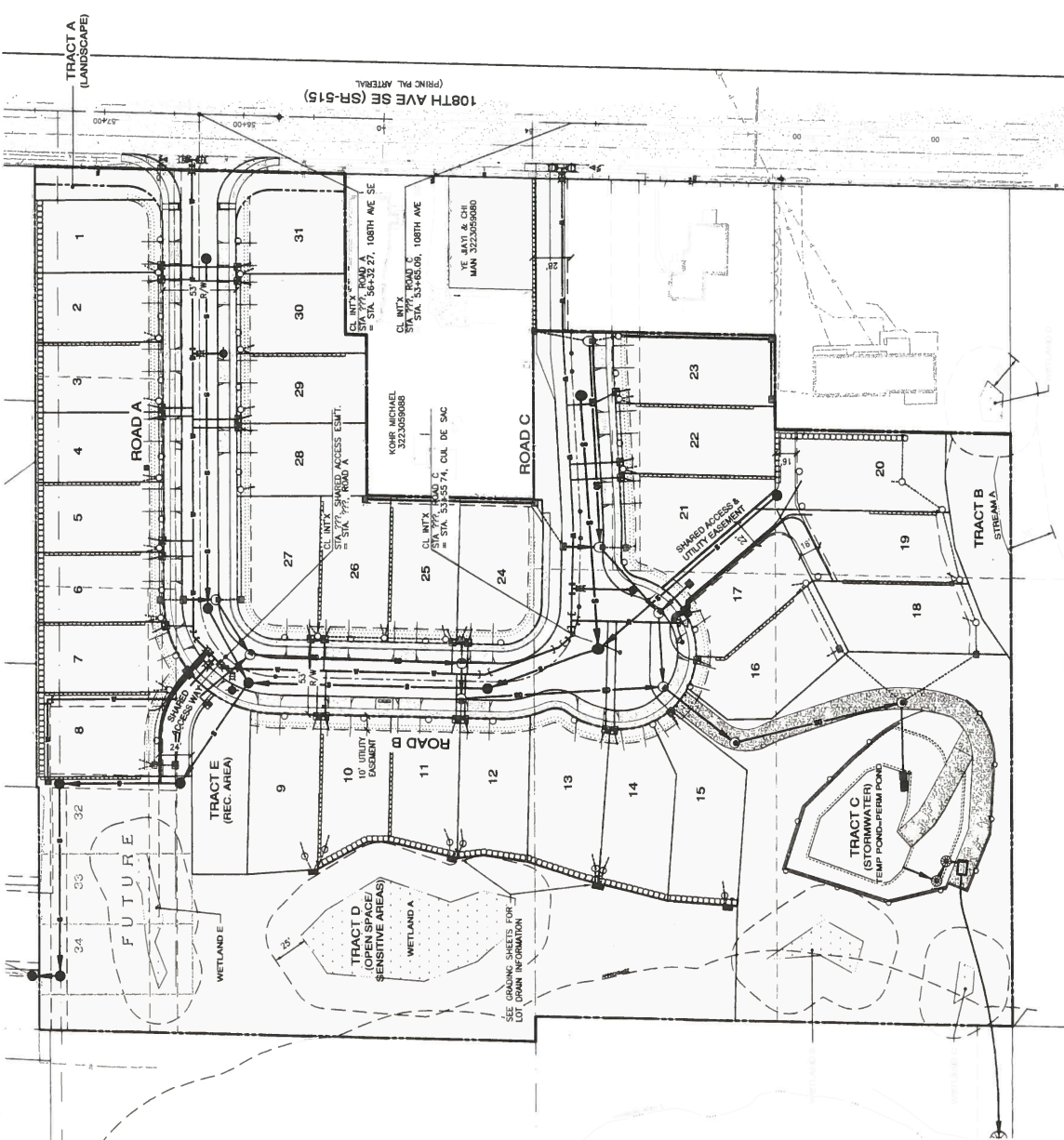
BY

REVISION

NO.

DATE

BY



PROJECT NAME
ROAD & STORM PLANS

EXHIBIT 6

FILED

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Panther Lake Preliminary Plat

2. Name of applicant:

Conner Homes Group, LLC

3. Address and phone number of applicant and contact person:

**Applicant:
Rob Risinger, Conner Homes Group, LLC
846 108th Ave NE Ste 200
Bellevue WA 98004
(425) 646-4435**

4. Date checklist prepared:

January 28, 2014

5. Agency requesting checklist:

City of Renton

6. Proposed timing or schedule (including phasing, if applicable):

It is anticipated that the project will take approximately 4 months to obtain approval for the preliminary plat. Upon approval, construction will begin in the summer of 2014 and be completed in a single phase. After final plat approval construction of homes will likely begin in 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Wetland & Stream Delineation Study: Sewall Wetland Consulting prepared 01/29/13
Geotechnical Engineering Report: Earth Solutions NW, LLC prepared 09/23/13
Preliminary Storm Drainage Report: ESM Consulting Engineers prepared 01/29/13**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known at this time.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

Preliminary Plat Approval, SEPA Approval, Lot Line Adjustment, Clearing and Grading Permit, Site Development/Road and Storm Drainage Approval, Final Plat, Building Permits.

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-000190, ECF, PP, LLA, MOD

APPLICANT: Aron Golden, Connor Homes, LLC

PROJECT NAME: Panther Lake Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, a Critical Area Exemption, a Lot Line Adjustment, and a street modification for a 34-lot subdivision. The 7.92-acre site is located within the Residential-8 dwelling units per net acre zoning classification. The subject property is a collection of seven (7) parcels located on the west side of 108th Ave SE just north of SE 192nd St. The 34 lots would result in a density of 5.85 du/ac. Lot sizes would range from 4,500 sf to 9,900 sf with an average lot size of 5,233 sf. In addition to the 34 lots, five (5) tracts are proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE.

The site currently contains four single family residences and several detached structures. Two of the four single family structures are proposed for demolition. There are 190 significant trees on the site and the applicant is proposing to retain 24 original trees. A stormwater pond is proposed within Tract C which would discharge into Panther Creek. The applicant has submitted a Critical Area Report & Supplemental Stream Study, Drainage Control Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains five Category 3 wetlands (Wetlands A-E), a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off-site with a buffer extending onto the subject site. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 108th Ave SE.

PROJECT LOCATION: 18647, 18655, 18819, 18825 108th Ave SE, Renton, WA 98059

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 11, 2014. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: June 27, 2014

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

JUNE 23, 2014

SIGNATURES:

Gregg Zimmerman
Gregg Zimmerman, Administrator
Public Works Department

6/23/14
Date

Mark Peterson
Mark Peterson, Administrator
Fire & Emergency Services

6-23-14
Date

Kelly Bryant
Terry Higashiyama, Administrator
Community Services Department

6/23/14
Date

C.E. Vincent
C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

6/23/14
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-000190, ECF, PP, LLA, MOD

APPLICANT: Aron Golden, Conner Homes Group, LLC

PROJECT NAME: Panther Lake Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, a Critical Area Exemption, a Lot Line Adjustment, and a street modification for a 34-lot subdivision. The 7.92-acre site is located within the Residential-8 dwelling units per net acre zoning classification. The subject property is a collection of seven (7) parcels located on the west side of 108th Ave SE just north of SE 192nd St. The 34 lots would result in a density of 5.85 du/ac. Lot sizes would range from 4,500 sf to 9,900 sf with an average lot size of 5,233 sf. In addition to the 34 lots, five (5) tracts are proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE.

The site currently contains four single family residences and several detached structures. Two of the four single family structures are proposed for demolition. There are 190 significant trees on the site and the applicant is proposing to retain 24 original trees. A stormwater pond is proposed within Tract C which would discharge into Panther Creek.

The applicant has submitted a Critical Area Report & Supplemental Stream Study, Drainage Control Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains five Category 3 wetlands (Wetlands A-E), a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off-site with a buffer extending onto the subject site. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 108th Ave SE.

PROJECT LOCATION: 18647, 18655, 18819, 18825 108th Ave SE, Renton, WA
98059

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Earth Solutions, NW (dated September 23, 2013).

2. Project construction shall be required to comply with the mitigation recommendations identified in the submitted Critical Area Report & Supplemental Stream Study prepared by Sewall Wetland Consulting, Inc. (dated January 28, 2014, updated May 15, 2014).

ADVISORY NOTES:

Engineering Review: Jan Illian, Ph: 425-430-7216, email: jillian@rentonwa.gov

Recommendations: I have reviewed the application for Panther Lake Preliminary Plat generally located at 18655 – 108th Ave SE and have the following comments:

Existing Conditions:

WATER	Water service will be provided by Soos Creek Water and Sewer District.
SEWER	Sewer service will be provided by Soos Creek Water and Sewer District.
STORM	There is limited storm conveyance in 108th Ave SE.
STREETS	There are frontage improvements in the area.

Code Requirements:

Water

1. Water service will be provided by Soos Creek Water and Sewer District. A water availability certificate has been provided with the site plan application.
2. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
3. All plats shall provide separate water service stubs to each building lot prior to recording of the plat.

Sanitary Sewer

1. Sewer service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate has been provided with the site plan application.
2. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

Surface Water

1. A drainage plan and drainage report dated January 29, 2014 was submitted by ESM Engineering. The proposed 34 lot subdivision, zoned R-8, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 7.85 acre site is located within the Panther Creek Sub basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of a forested condition. Since the site discharges to an erosive downstream discharge location that is classified as a Type 2 Drainage Problem (per City of Renton 2009 Surface Water Design Manual Amendment to the 2009 King County SWDM, page 1-31, Table 1.2.3.A), the project will be subject to the Flood Problem Flow Control Area (also referred as a Level 3 flow control). The applicant's engineer has designed a detention pond to be located along the southwest corner of the site and will discharge west. The project proposes to mid slope discharge without a dissipater

structure onto an erosive steep slope. The project will need to discharge with an energy dissipater located at the Ordinary High Water line of Panther Creek. Work within the Creek requires a Washington State Hydraulic Permit.

2. A portion of runoff from a bypassed area is proposed to be discharged without any flow control. This discharge is located at the top of a steep slope. The proposed discharge will be required to be treated and discharge to the Ordinary High Water line of the creek. An energy dissipater will be required to be installed.

3. All work proposed outside of the applicant's property will require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.

4. Basic water quality will be provided using a StormFilter system. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development.

5. A geotechnical report, dated September 28, 2012 was submitted by Earth Solutions NW. The report identifies the soils as glacial till. These soils will not support infiltration.

6. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit.

7. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation/Street

1. The current transportation impact fee rate is \$1,430.72 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the two existing homes to be demolished.

2. A traffic analysis dated January 22, 2014, was provided by Jake Traffic Engineering. The proposed 34 lot subdivision would generate 305 daily vehicle trips. Weekday peak hour AM trips would generate 24 vehicle trips, with 18 vehicles leaving and 6 vehicles entering the site. Weekday peak hour PM trips would generate 32 vehicle trips, with 20 vehicles entering and 12 vehicles exiting the site. Increased traffic created by the development will be mitigated by payment of transportation impact fees. Review of sight access visibility using AASHTO criteria was completed. Engineer recommends that the existing power pole, vegetation and mailbox at the northeast property line be relocated to provide clear sight distance at the driveway entrance to the plat.

3. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4-6-060. The new internal roadway shall be a 53-foot right of way, with 26 feet of pavement, curb, gutter, an 8-foot planter strip, a 5-foot sidewalk and street lighting installed along both sides of the street. One side of the road will be marked No Parking.

4. Existing right-of-way width in Benson Road fronting the site is 82 feet. Benson Road (SR 515) is classified as Principal Arterial. To meet the City's complete street standards, street improvements including an 8-foot planting strip behind the existing curb, a 12-foot sidewalk (shared bike/pedestrian), a 2-foot strip back of sidewalk, storm drainage and street lighting will

be required. To build this street section, approximately 12.5 feet of right-of-way will be required to be dedicated to the City along the project side in Benson.

5. Existing curb cut proposed to be widened in SR 515 will require review by WSDOT.

6. Applicant may submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4-9-250C5d which.

7. LED street lighting meeting arterial lighting levels will be required per City of Renton Standards.

8. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

9. Water, sewer and storm stubs are required to be provided to each lot prior to recording of the plat.

Technical Services: Bob MacOnie, Ph: 425-430-7369, email: bmaconie@rentonwa.gov

Lot Line Adjustment:

1. Note the City of Renton land use action number and land record number, LUA14-000190 and LND-30-0383, respectively, on the final submittal. The type size used for the land record number should be smaller than that used for the land use action number.

2. Note discrepancies between bearings and distances of record and those measured or calculated, if any.

3. The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the drawing. Do note encroachments, if any.

4. Add a note to the effect that the easement under Rec. No. 20120809000865 originally across underlying Parcel G for access and utilities to the benefit of underlying Parcel G will remain across Lot B for the benefit of Lot A of this lot line adjustment until such time as other access is provided.

Plat Recommendations:

The final plat document must be prepared under the direction of and stamped by a licensed "Professional Land Surveyor."

Note the City of Renton land use action number and land record number, LUA14-000190 and LND-10-0513, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided. The ties in this case can be made by explicit reference to the underlying Lot Line Adjustment.

Include a statement of equipment and procedures used, per WAC32-130-100.

Note the date the existing city monuments were visited and what was found, per WAC 332-130-150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do not include encroachments, if any.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal.

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts created by the plat; please check with the Stormwater Utility to see if they will require that the City be the owner of stormwater management tracts) if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of the other tracts applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tracts is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) only for the purposes noted thereon. All necessary maintenance activities for said Tracts will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non-payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tracts previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing: Lots 1 through 34, inclusive, shall have an equal and undivided ownership interest in Tracts and the tracts can only be used for the purposes noted thereon.

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tracts serving the plat or reference to a separate recorded instrument detailing the same.

Please discuss with the Plan Reviewer and the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owners dated within 45 days of final approval.

Like the Nippert LLA (LUA14 000250), Enclave Plat, the City should require an 12.5' dedication along the frontage of 108th Ave SE. The fact that it is a State Route and therefore the right of way is vested in the State may be an issue here but the dedication on the Plat is to City and the same could apply to the LLA portion of this project.

Reviewer Comments: Craig Burnell, Ph: 425-430-7290, email: cburnell@rentonwa.gov
5' easement (no build) on the south lot line of 33 & 34.

Community Services Review:

- A. Parks Impact fee per Ordinance 5670 applies. Construct 5' bike lane along Benson per adopted trails and bicycle plan (See attachment). Coordinate with City's Urban Forester for tree protection. Coordinate tree substitution for "Raywood Ash" with Urban Forester.
- B. "Complete streets" along Benson should be constructed.
- C. There are no impacts to parks.

Planning Review: Clark H. Close, PH: 435-430-7289, email: cclose@rentonwa.gov

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday, unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant will be required to submit a Final Stream and Wetland Mitigation Report and Maintenance and Monitoring proposal. In addition, the applicant will be required to comply with all the code requirements of RMC 4-3-050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement, providing fencing and signage, and providing the City with a site restoration surety device and, later, a maintenance and monitoring surety device.

6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

7. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Fire Review – Building: Corey Thomas, Ph: 425-430-7024, email: cthomas@rentonwa.gov

Recommendations:

Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at building permit issuance. Credit will be granted for the removal of the two existing homes.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District.

2. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. Cul-de-sac is required to be a full 90-foot diameter. All roads and shared driveways shall be fully paved to 20-feet. Emergency access gate shall be fully automated per fire department standards.

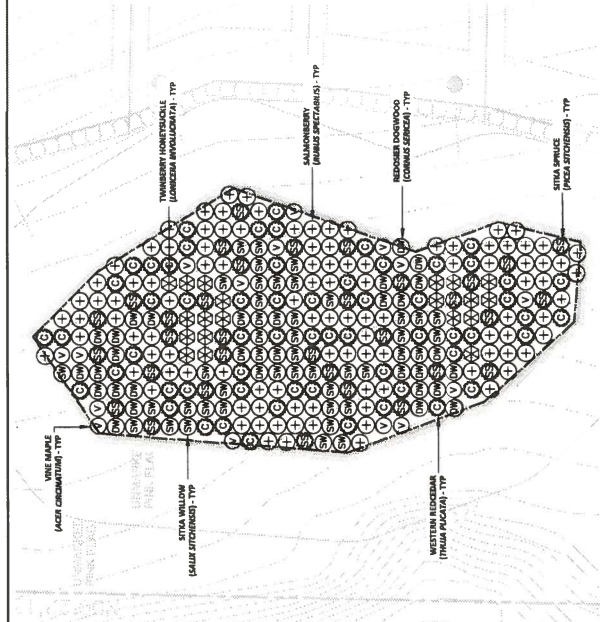
Police Review: Cyndie Parks, Ph: 425-430-7521, email: cparks@rentonwa.gov

Recommendations: 32 Estimated Annual CFS

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

WETLAND MITIGATION PLAN GREENLEAF

PORTION OF SECTION 32, TOWNSHIP 23N, RANGE 5E, W.M.



"WETLAND A" PLANTING PLAN NOTES

1. PLANTING AREA CALCULATIONS (FOR PERMITTING REVIEW PURPOSES): 7,744 SF @ 0.032 TREES/SF @ 0.032 SPACING = 99 TREES; 7,744 SF @ 0.032 TREES/SF @ 0.032 SPACING = 217 SHRUBS
2. PRIOR TO PLANT INSTALLATION, CONTROL NOxious WEED SPECIES - SEE "NOxious WEED CONTROL NOTES" (THIS SHEET).
3. PRIOR TO PLANT INSTALLATION, THIN RED ALDER TO 12" O.C. SPACING. REMOVE RED ALDER CONTROL, CLIMB FROM THE SITE AND DISPOSE AT A LEGAL DISPOSAL SITE.
4. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN ALL PLANTING AREAS.
5. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY A PLANT DESIGNER PRIOR TO INSTALLATION.
6. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLANT DESIGNER AT TIME OF INSTALLATION.

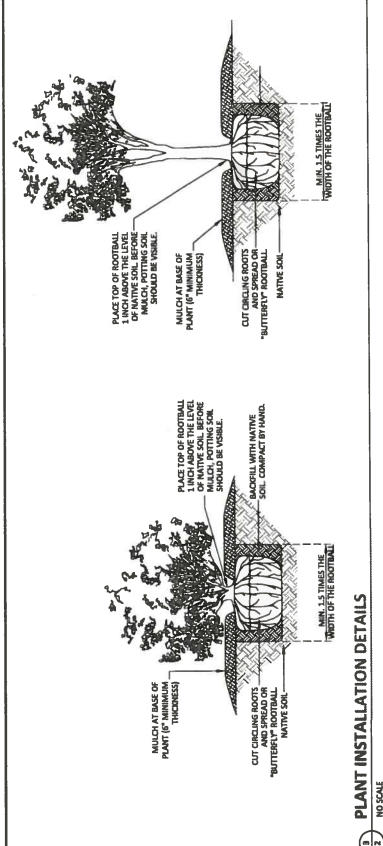
"WETLAND A" PLANTING PLAN

SCALE = 1" = 10'

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
STAR SPURGE	PRINIA SPICIFLORA	2 GALLON CONTAINERIZED	33	AS SHOWN
WESTERN REDCEDAR	THUJA PLICATA	2 GALLON CONTAINERIZED	40	AS SHOWN
VINE MAPLE	ACELE CHICOTUM	2 GALLON CONTAINERIZED	15	AS SHOWN
REDOSIER DOGWOOD	CORNUS SERICEA	2 GALLON CONTAINERIZED	35	AS SHOWN
THIMBERY HONTSUOLLE	LONICERA INVOLUCRATA	2 GALLON CONTAINERIZED	20	AS SHOWN
SALMONBERRY	RUBUS SPICIFLORUS	2 GALLON CONTAINERIZED	107	AS SHOWN
STAR WILLOW	SALIX SPICIFLORUS	2 GALLON CONTAINERIZED	40	AS SHOWN
				116 TOTAL

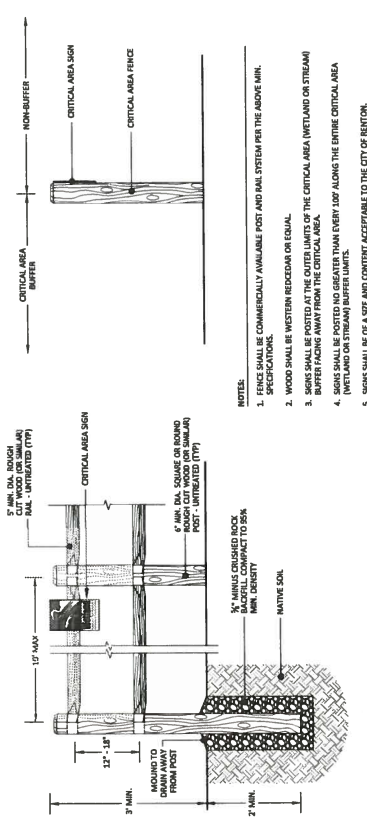
PLANT SCHEDULE

NOT TO SCALE



PLANT INSTALLATION DETAILS

NO SCALE



CRITICAL AREA FENCE INSTALLATION DETAIL

NO SCALE

BUFFER RESTORATION PLANTING

A STORMWATER DETENTION POND WILL BE CONSTRUCTED ON THE WESTERN END OF THE SITE. THE BUFFER RESTORATION PLANTING WILL BE INSTALLED ALONG THE WESTERN BUFFER. THE BUFFER RESTORATION PLANTING WILL BE INSTALLED ALONG THE WESTERN BUFFER. THE BUFFER RESTORATION PLANTING WILL BE INSTALLED ALONG THE WESTERN BUFFER.

SQUARE FEET. THE FOLLOWING LIST OF NATIVE SHRUBS IS PREPARED FOR PLANTING			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
STAR SPURGE	PRINIA SPICIFLORA	2 GAL	33
WESTERN REDCEDAR	THUJA PLICATA	2 GAL	40
VINE MAPLE	ACELE CHICOTUM	2 GAL	15
REDOSIER DOGWOOD	CORNUS SERICEA	2 GAL	35
THIMBERY HONTSOLLE	LONICERA INVOLUCRATA	2 GAL	20
SALMONBERRY	RUBUS SPICIFLORUS	2 GAL	107
STAR WILLOW	SALIX SPICIFLORUS	2 GAL	40
			28 TOTAL

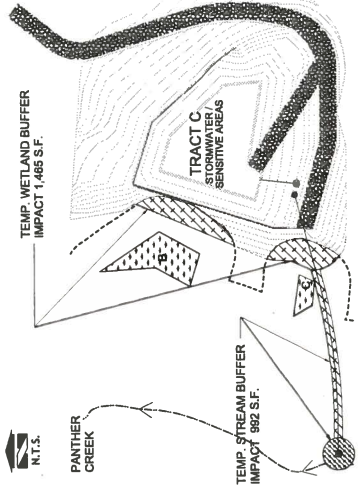
WETLAND MITIGATION PLAN

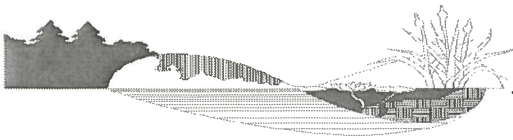
GREENLEAF

Sheet 2/3
Job # 14132
Drawn by: JM
Date: 01.29.2014
Rev. #1: 08.12.2014

Greenleaf-Larosa LLC
Attn: Bob Bringer
846 108th Ave. NE #200
Bellevue, WA 98004

Wetland Resources, Inc.
10000 1st Avenue, Suite 100, Everett, WA 98201
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com





Sewall Wetland Consulting, Inc.

27641 Covington Way SE #2
Covington WA 98042

Phone: 253-859-0515
Fax: 253-852-4732

January 28, 2014

Rob Risinger
Conner Homes
846 108th Ave NE
Bellevue, WA 98004

RE: Critical Area Report & Supplemental Stream Study
Panther Lake Plat
City of Renton, Washington
SWC Job #13-204

Dear Rob,

This report describes our observations of jurisdictional wetlands, streams and buffers on or within 200' of the proposed Panther Lake Plat (Parcels #3223059148, #273, #344, #123, #088, #080, #6623400054) located on the west side of 108th Avenue SE in in the City of Renton, Washington (the "site").

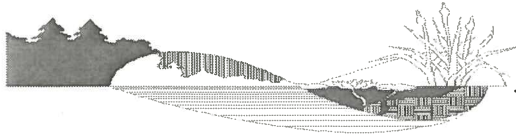
The site is an irregularly shaped 9.73 acre property containing five single family homes, as well as scattered outbuildings gravel driveways as well as large areas of lawn and ornamental landscaping. The site is located within the SE ¼ of Section 32, Township 23 North, Range 8 East of the W.M.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on December 3, 2013 and January 8, 2014. The site was reviewed using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by City of Renton and the State of Washington for wetland determinations and delineations. The site was also inspected using the methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987) and the *Western Mountains, Valleys and Coast re* ed June 24, 2010, colors were as required by the U

Entire Document
Available Upon Request

EXHIBIT 12



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

May 15, 2014

Rocale Timmons
City of Renton
Planning and Development Department
1055 South Grady Way
Renton, WA 98057

RE: Addendum to Critical Area Report & Supplemental Stream Study
Panther Lake Preliminary Plat
City File # PRE13-000413

Dear Rocale,

This letter serves as an addendum to the Critical Area Report & Supplemental Stream Study that was prepared and submitted to the City of Renton for the Panther Lake Preliminary Plat. We understand that the City has required the project to be redesigned prior to accepting the application for processing, which has resulted in a few minor changes to the materials provided by Sewall Wetland Consulting. The overall result is that the revised layout reduces the impacts to the on-site wetlands.

In particular, the site has been redesigned to avoid impacts to Wetlands B and C. The previous plan proposed to fill both of those wetlands and my previous report included mitigation for those impacts. However, with the avoidance of those wetlands no mitigation is proposed and the wetlands will remain on-site. The project continues to propose no impacts to Wetlands A & D or Stream A.

The project is still proposing to fill Wetland E in the northwest corner of the property to allow for the extension of utilities and the construction of lots 9 and 10. The original mitigation plan prepared for this project anticipated this impact and mitigation will continue to be provided in the form of enhancement/restoration in the area of Wetland A.

With the revised plans, the overall impacts to wetlands on the site have been reduced. Based on these changes, the proposed mitigation plan will be reduced commensurate with the reduced impacts and the mitigation

plan will be revised with the first round of comments provided by the City. We anticipate submitting an updated plan for review and approval.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in dark ink, appearing to read 'Ed Sewall', written in a cursive style.

Ed Sewall
Senior Wetlands Ecologist PWS #212



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

FEB 13 2015

Regulatory Branch

Mr. Rob Risinger
Greenleaf – Larosa, LLC
846 – 108th Avenue Northeast, #200
Bellevue, Washington 98004

Reference: NWS-2014-943
Greenleaf – Larosa, LLC

Dear Mr. Risinger:

We have reviewed your application to fill 0.023 of an acre and enhance 0.18 of an acre of wetlands adjacent to Panther Creek at Renton, King County, Washington. Based on the information you provided to us, Nationwide Permit (NWP) 29, *Residential Developments* (Federal Register February 21, 2012, Vol. 77, No. 34), authorizes your proposal as depicted on the enclosed drawings, dated September 2014. In order for this authorization to be valid, you must ensure the work is performed in accordance with the enclosed *NWP 29, Terms and Conditions*.

We have reviewed your project pursuant to the requirements of the Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act and the National Historic Preservation Act. We have determined this project complies with the requirements of these laws provided you comply with all of the permit general and special conditions.

The authorized work complies with the Washington State Department of Ecology's (Ecology) Water Quality Certification and the Coastal Zone Management Act requirements for this NWP. No further coordination with Ecology is required.

We have prepared and enclosed a *Preliminary Jurisdictional Determination* (JD) dated November 5, 2014, which is a written indication that wetlands and waterways within your project area may be waters of the U.S. Such waters will be treated as jurisdictional waters of the U.S. for purposes of computation of impact area and compensatory mitigation requirements associated with your permit application. If you believe the Preliminary JD is inaccurate, you may request an Approved JD, which is an official determination regarding the presence or absence of waters of the U.S. If one is requested, please be aware that we may require the submittal of additional information to complete an approved JD and work authorized in this letter may not occur until the approved JD has been finalized.

EXHIBIT 14

Our verification of this NWP authorization is valid until March 18, 2017, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work has not been completed by that date and you have commenced or are under contract to commence this activity before March 18, 2017, you will have until March 18, 2018, to complete the activity under the enclosed terms and conditions of this NWP. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Section 404 of the Clean Water Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Upon completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form. Thank you for your cooperation during the permitting process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey form. This form and information about our program is available on our website at www.nws.usace.army.mil select "Regulatory Branch, Permit Information" and then "Contact Us." A copy of this letter, with enclosures, will be furnished to Mr. Jeff Mallahan, of Wetland resources, Inc., at 9505 – 19th Avenue Southeast, Suite 106, Everett, Washington 98201. If you have any questions, please contact me at jonathan.smith@usace.army.mil or (206) 316-3037.

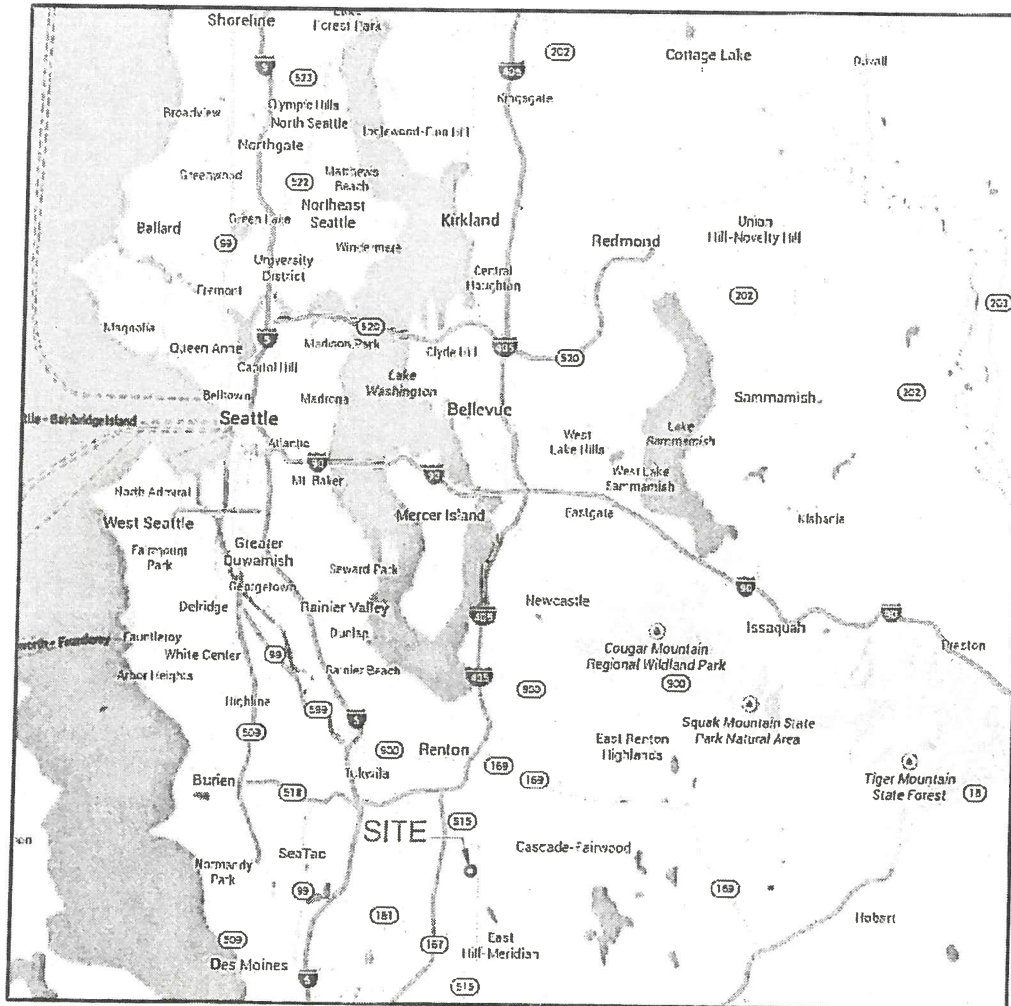
Sincerely,

A handwritten signature in black ink that reads "Jonathan Smith". The signature is written in a cursive, flowing style.

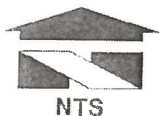
Jonathan Smith, Project Manager
Regulatory Branch

Enclosures

**FIGURE 1: REGIONAL VICINITY MAP
GREENLEAF**
Section 32, Township 23N, Range 05E, W.M.
Latitude: 47.434298° N
Longitude: -122.198560° W



Source: <https://www.google.com/maps>



Corps Reference # **NWS-2014-443**

Applicant: Greenleaf-Larosa, LLC
Attn: Rob Risinger
846 108th Ave. NE, #200
Bellevue, WA 98004

Date: September 2014

Location: Parcel #: 32230591, 3223059273,
3223059344, 3223059123, 3223059088,
3223059080, 6623400054

NW of intersection of 108th Avenue SE
and SE 192nd Street.

Lat/Long: 47.434298° N / -122.198560° W

Figure 1

Proposed Project: To develop the site and a
construct a 34-lot single-family residential
development and associated infrastructure on the
9.73-acre project area. The project will impact
0.023 acres of wetland.

In: WRIA 9

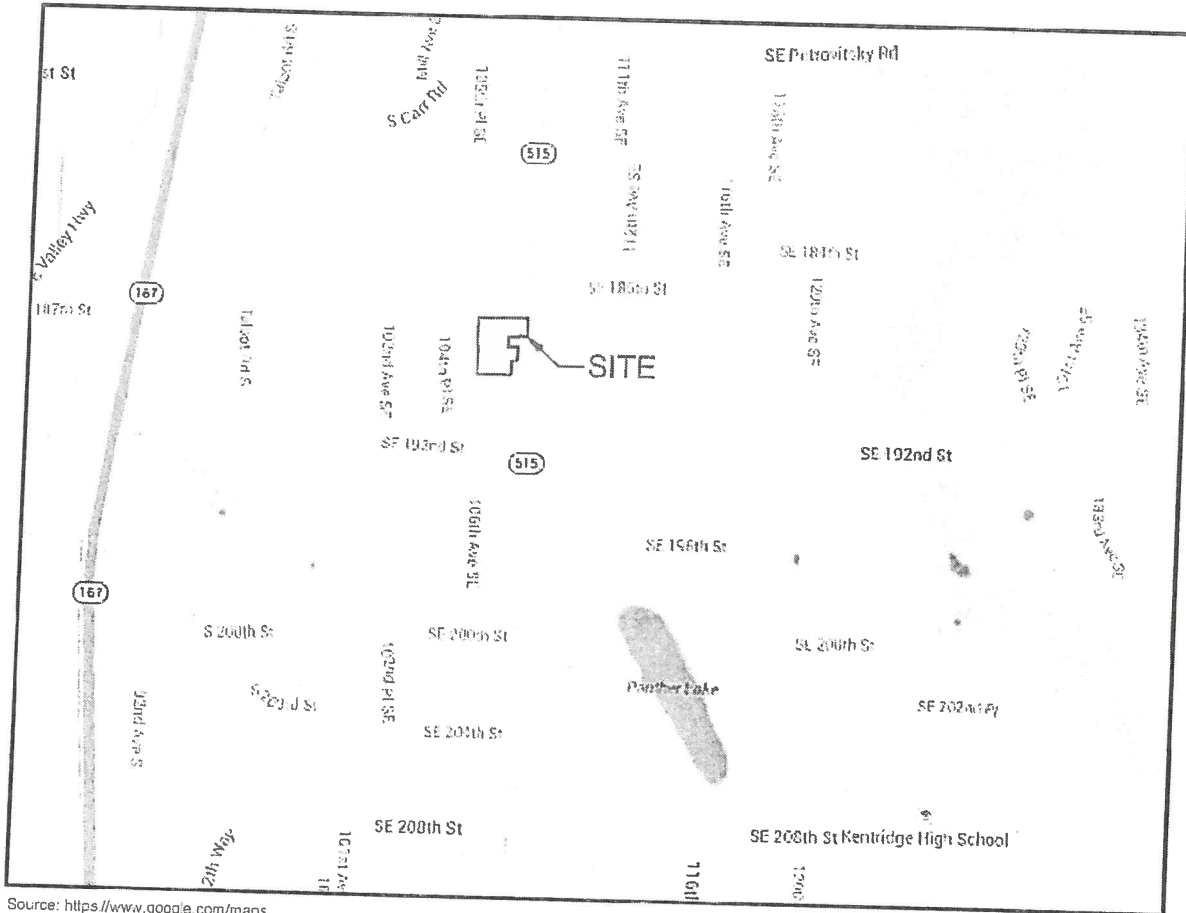
At: City of Renton

County: King

State: Washington

1 of 4 pages

FIGURE 2: LOCAL VICINITY MAP
GREENLEAF
Section 32, Township 23N, Range 05E, W.M.
Latitude: 47.434298° N
Longitude: -122.198560° W



Source: <https://www.google.com/maps>



Corps Reference # **NWS-2014-943**

Applicant: Greenleaf-Larosa, LLC
Attn: Rob Risinger
846 108th Ave. NE, #200
Bellevue, WA 98004

Date: September 2014

Location: Parcel #s: 32230591, 3223059273, 3223059344, 3223059123, 3223059088, 3223059080, 6623400054

NW of Intersection of 108th Avenue SE and SE 192nd Street.

Lat/Long: 47.434298° N / -122.198560° W

Figure 2

Proposed Project: To develop the site and a construct a 34-lot single-family residential development and associated infrastructure on the 9.73-acre project area. The project will impact 0.023 acres of wetland.

In: WRIA 9

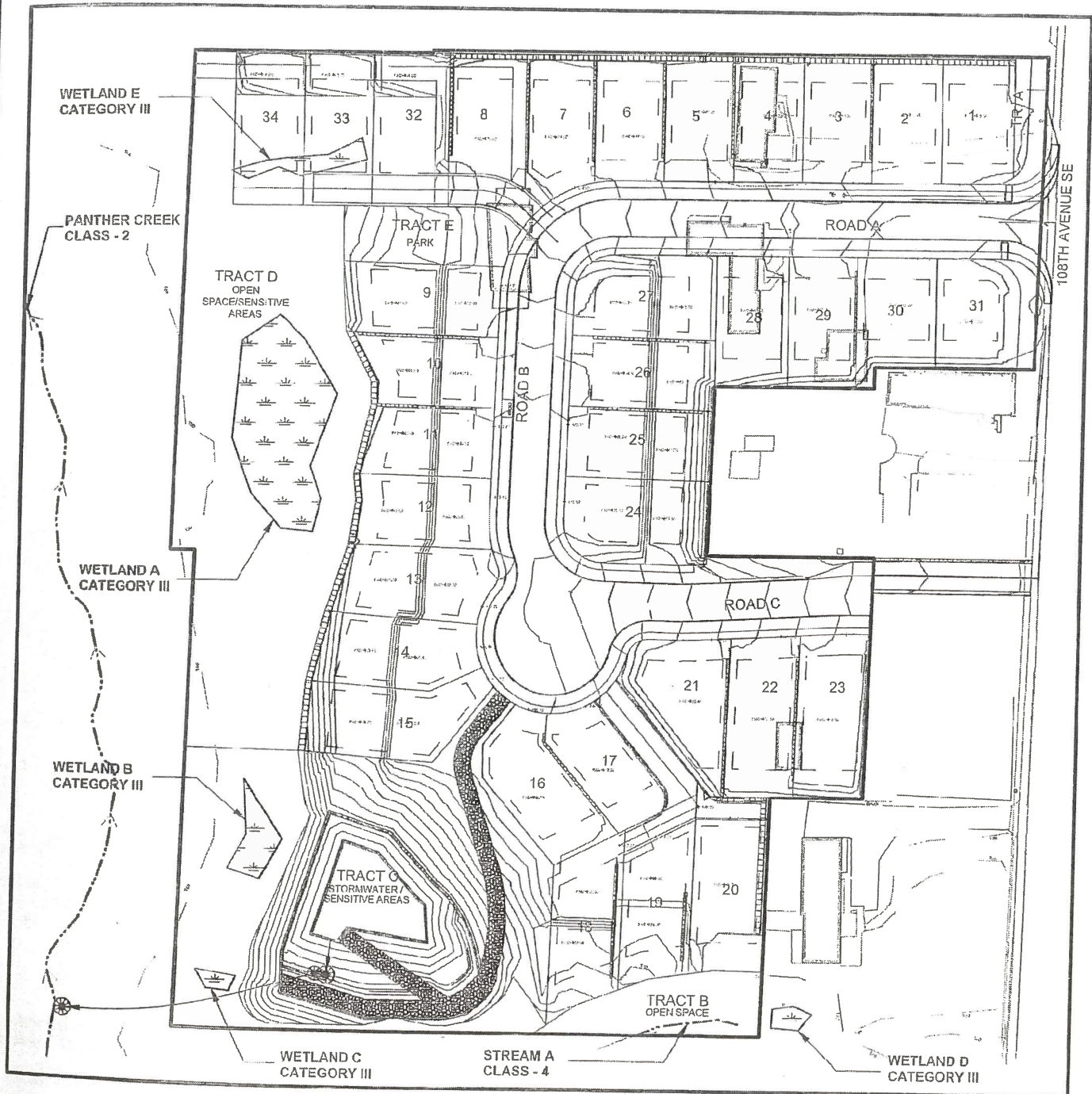
At: City of Renton

County: King

State: Washington

2 of 4 pages

FIGURE 5: PLAN VIEW
GREENLEAF
 Section 32, Township 23N, Range 05E, W.M.
 Latitude: 47.434298° N
 Longitude: -122.198560° W



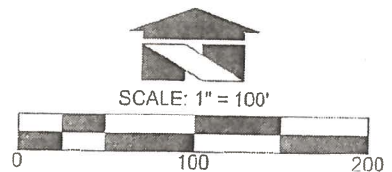
Corps Reference # NWS-2014-943

Applicant: Greenleaf-Larosa, LLC
 Attn: Rob Risinger
 846 108th Ave. NE, #200
 Bellevue, WA 98004

Date: September 2014

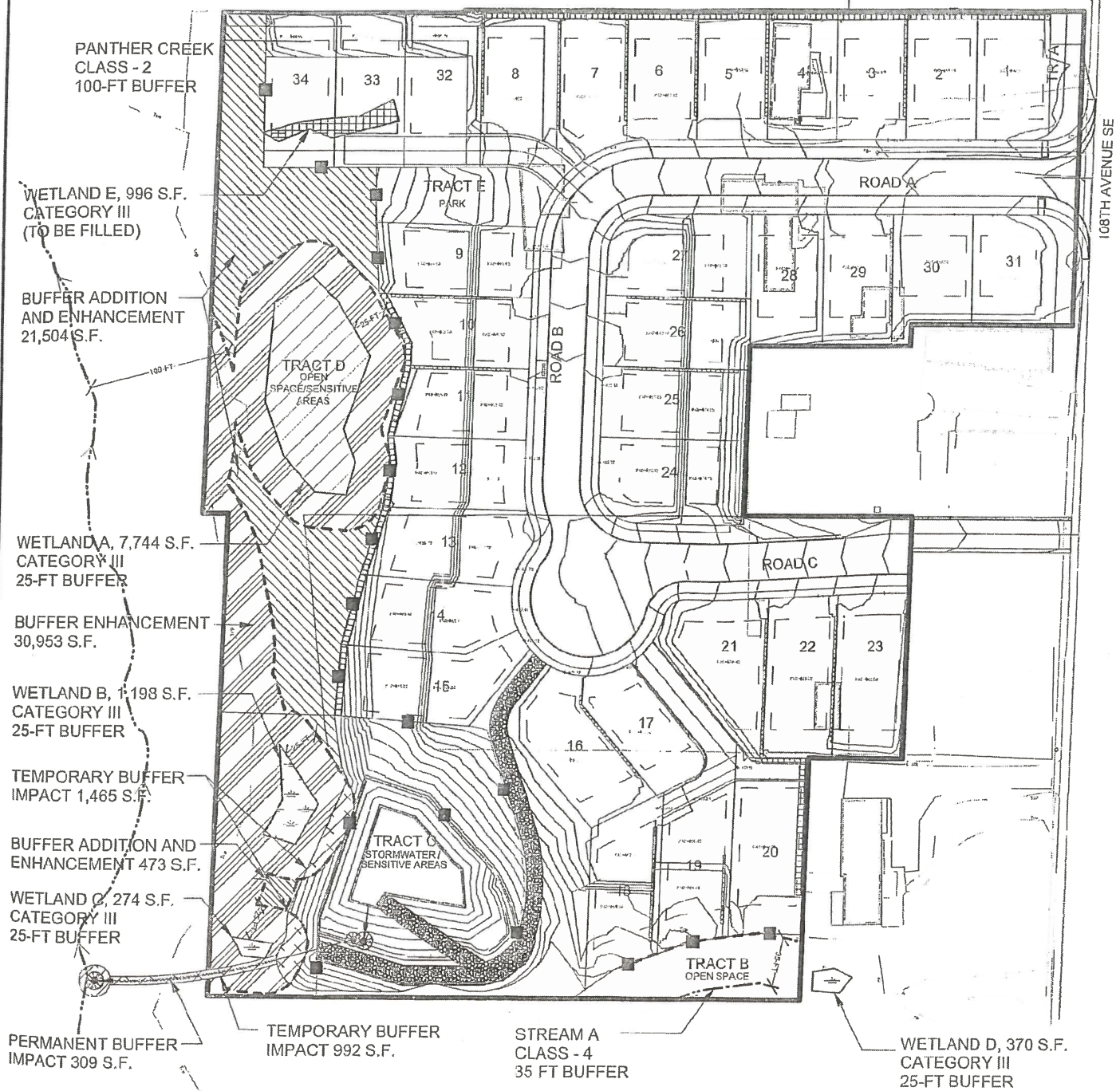
Proposed Project: To develop the site and a construct a 34-lot single-family residential development and associated infrastructure on the 9.73-acre project area. The project will impact 0.023 acres of wetland.

In: WRIA 9
 At: City of Renton
 County: King
 State: Washington



3 of 4 pages

**FIGURE 6: MITIGATION PLAN
GREENLEAF**
Section 32, Township 23N, Range 05E, W.M.
Latitude: 47.434298° N
Longitude: -122.198560° W

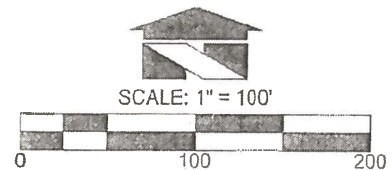


Corps Reference # *NWS-2014-943*

Applicant: Greenleaf-Larosa, LLC
Attn: Rob Risinger
846 108th Ave. NE, #200
Bellevue, WA 98004

Date: September 2014

LEGEND	
	NGPA SIGN
	WETLAND
	WETLAND ENHANCEMENT
	WETLAND TO BE FILLED
	TEMPORARY BUFFER IMPACT
	PERMANENT BUFFER IMPACT
	BUFFER ADDITION & ENHANCEMENT
	BUFFER ENHANCEMENT
	STREAM
	BUFFER



4 of 4 pages

Clark Close

From: Clark Close
Sent: Wednesday, February 18, 2015 10:18 AM
To: 'Karen Walter'
Subject: RE: Greenleaf (formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance, LUA15-000016, CAE, V-A, Notice of Application
Attachments: Cover Letter and Variance Justification.pdf; EN-09-2015-01-09.pdf; Grading Plan.pdf; Tree Variance Plan.pdf; Wetland Mitigation Plans.pdf

Karen,

There have been no changes to the technical reports. I've attached all new submittal information required for both applications. Staff has not prepared a staff report on this project yet and as soon as its completed I can send you a draft version for additional comments. I can also send you "as-built" figures and all mitigation monitoring report after they have been reviewed and approved.

Thanks,

Clark H. Close
City of Renton – Current Planning
Associate Planner

From: Karen Walter [<mailto:KWalter@muckleshoot.nsn.us>]
Sent: Friday, February 13, 2015 3:44 PM
To: Clark Close
Cc: 'Smith, Jonathan RAO @ NWS'
Subject: Greenleaf (formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance, LUA15-000016, CAE, V-A, Notice of Application

Clark,

We have reviewed the proposed Critical Areas Exemption and Critical Areas tree variance for the Greenleaf project referenced above. As you know, we provided comments to this project to this project during the SEPA process for the plat under LUA14-000190. We may need additional information to fully evaluate this proposal. Currently, we have the January 29 2014 version of the Preliminary Technical Report and the January 28, 2014 Critical Area Report and Supplemental Stream Study and May 15 2014 Addendum to the Critical Area Report and Supplemental Stream Study.

Are there any changes to these technical reports? The NOA for this Critical Areas Variance suggests that there may be a revised Critical Areas Report and Supplemental Stream Study and/or a revised Drainage Control Report. If there are new documents, we request a copy for our review.

Based on the information in the NOA, we have some questions and initial comments:

1. We request a copy of the project's proposed site plan to see exactly where the proposed impacts will occur. Please note that the CAR Addendum stated that "the site has been redesigned to avoid impacts to Wetlands B and C" with no mitigation proposed. This proposal states that there will be impacts to Panther Creek buffer, Wetland B, Wetland C, Wetland E, and their respective buffers. Since we believed that the project would be avoid impacts to Panther Creek buffer and the buffers of Wetlands B and C, we did not provide any comments to these issues. Further, the SEPA Addendum for this project described project revisions resulting in Stream A buffer impacts only; there was no mention of impacts to Panther Creek buffer and Wetlands B and C. We have no record of additional critical areas impacts until this Notice of Application. We cannot discern this project's proposed impacts with the information we received; therefore, we request provide additional information and quantify the proposed impacts to Panther Creek buffer; Wetland B and its buffer; and Wetland C and its buffer

and how the project is meeting mitigation sequencing through revised project plan figures and narrative information.

2. For all unavoidable impacts, please provide information regarding the proposed mitigation for these impacts.
3. We request a copy of the "as-built" figures for this project and all mitigation monitoring reports as described in the January 28 2014 Critical Areas Report when they are sent to the City.

We appreciate the opportunity to review this proposal and look forward to the City's responses. We may have further comments.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

Clark H. Close
Associate Planner
Department of Community & Economic Development
1055 South Grady Way
Renton, WA 98057

✓ POR ✓
✓ yellow ✓

February 9, 2015

Mr. Close,

I was recently notified of the **Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance/LUA15-000016, CAE, V-A**. I am writing you to voice my concern for the notice of application and the fact that the applicant wishes to remove the trees that provide a natural buffer and also disrupt the natural wetlands in the area. I strongly oppose this and the applicant's encroachment on the very nature for which my family chose to move to our current neighborhood in Renton, but now I am also faced with this negatively affecting the value of my property which is adjacent to the northwestern proposed area of this Greenleaf project. I'm outraged at the amount of trees that have already been removed for the current project were not somehow sufficient enough and now they want to remove additional trees that were not part of the property they purchased. These trees are part of the natural habitat crucial to the wetland environment for the existing wildlife. I wish to be made a party of record for this proposed project and receive further information. I would also like to see proposed plans/maps for the direct areas that would be affected. The proposed areas were not clearly marked on the recent notification that was sent out.

Thank you,



Bret W. Collins
10601 SE 187th St
Renton, WA 98055

RECEIVED
FEB 12 2015
CITY OF RENTON
PLANNING DIVISION

Denis Law
Mayor



February 16, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Bret W. Collins
10601 SE 187th St
Renton, WA 98055

SUBJECT: GREENLEAF CRITICAL AREAS EXEMPTION & CRITICAL AREAS TREE VARIANCE
COMMENT RESPONSE LETTER
LUA15-000016, CAE, V-A

Dear Mr. Collins:

Thank you for your comments related to the Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance; dated February 9, 2015 (received on February 12, 2015) wherein you commented on your concerns over the trees cut as part of the Panther Lake Preliminary Plat and the proposed trees to be removed based on the current applications. Your letter will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, ESM Consulting Engineers, has only made application for a Critical Areas Variance and an Administrative Critical Areas Exemption and a decision has yet to be made by the City of Renton. Your comments are used to help City staff complete a comprehensive review which will continue over the coming weeks.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Clark H. Close".

Clark H. Close
Associate Planner

Grading & T.E.S.C. Plan
Composite Utility Plan
Tree Inventory & Replacement Plan
Wetland Mitigation Plan

cc: File LUA15-000016, CAE, V-A

I hope we get
better maps.
This one is
impossible to read!
Thank you

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance /
LUA15-000016, CAE, V-A

NAME: GERALD & JOYCE HUSO
MAILING ADDRESS: 18633 109TH AVE S.E.
TELEPHONE NO.: 425 271-8362

CITY/STATE/ZIP: RENTON WA 98055
RECEIVED
FEB 09 2015
CITY OF RENTON
PLANNING DIVISION

Denis Law
Mayor



February 16, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Gerald & Joyce Huso
18633 109th Ave SE
Renton, WA 98055

SUBJECT: GREENLEAF CRITICAL AREAS EXEMPTION & CRITICAL AREAS TREE
VARIANCE COMMENT RESPONSE LETTER
LUA15-000016, CAE, V-A

Dear Gerald & Joyce Huso:

Thank you for your comments related to the Thank you for your comments related to the Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance (received on February 9, 2015) wherein you commented on the clarity of the maps for the proposed project. Your letter will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, ESM Consulting Engineers, has only made application for the Critical Areas Variance and an Administrative Critical Areas Exemption and a decision has yet to be made by the City of Renton. Your comments are used to help City staff complete a comprehensive review which will continue over the coming weeks.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Clark H. Close".

Clark H. Close
Associate Planner

Grading & T.E.S.C. Plan
Composite Utility Plan
Tree Inventory & Replacement Plan
Wetland Mitigation Plan

cc: File LUA15-000016, CAE, V-A

Denis Law
Mayor



February 16, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Rodolfo O. Tasani
10609 SE 187th St
Renton, WA 98055

**SUBJECT: GREENLEAF CRITICAL AREAS EXEMPTION & CRITICAL AREAS TREE
VARIANCE COMMENT RESPONSE LETTER**
LUA15-000016, CAE, V-A

Dear Mr. Tasani:

Thank you for your interest in the Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance (received on February 12, 2015). You have been added as a party of record.

The applicant, ESM Consulting Engineers, has only made application for the Critical Areas Variance and an Administrative Critical Areas Exemption and a decision has yet to be made by the City of Renton. Your comments are used to help City staff complete a comprehensive review which will continue over the coming weeks.

Thanks again for your interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clark H. Close".

Clark H. Close
Associate Planner

Grading & T.E.S.C. Plan
Composite Utility Plan
Tree Inventory & Replacement Plan
Wetland Mitigation Plan

cc: File LUA15-000016, CAE, V-A

PLAN REVIEW COMMENTS LUA15-000016



Application Date: January 12, 2015
Name: Greenleaf

Site Address: 18647 & 18655 108th Ave SE
Renton, WA 98055-6432

Plan – Planning Review

Engineering Review Comments	Kamran Yazdidoost 425-430-7382 kyazdidoost@rentonwa.gov
Recommendations: No comments.	

Fire Review - Building Comments	Corey Thomas 425-430-7024 cthomas@rentonwa.gov
Recommendations: No comments.	

Planning Review Comments	Clark Close 425-430-7289 cclose@rentonwa.gov
<p>Recommendations:</p> <ol style="list-style-type: none">1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.2. Construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.	

Community Services Comments	Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov
Recommendations: Ordinance 5670 Parks Impact Fee applies. No street frontage landscaping and street trees submitted.	